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{
  "typeOfReport": {
    "value": "Shop",
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  "reportInformation": {
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
  },
  "leadFrom": {
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    "value": "Direct"
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  "purposeOfValuation": {
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    "value": "MSME_Loan"
  },
  "masterTypeOfPurpose": {
    "label": "Non SARFAESI",
    "value": "Non_SARFAESI"
  },
  "toAssess": {
    "label": "Fair Market Value",
    "value": "Fair_Market_Value"
  },
  "creditOfficer": {
    "branch": {
      "_id": "6414170d720a3b25a9f3ba43"
    },
    "firstName": "Kalpana Jadhav",
    "type": "CREDITOFFICER",
    "_id": "6408311c22e33423764693b2",
    "lastName": "Jadhav",
    "mobileNo": "",
    "workMobileNo": "7447429162",
    "email": "kalpana@cosmosbank.in"
  },
  "fees": {
    "type": "fixed",
    "propertyValue": "0",
    "discussWithPerson": "Kalpana Jadhav",
    "expectedFees": null,
    "quotedAmount": "3500"
  },
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"organization": {
  "_id": "643a5702108b68389ed72f71",
  "name": "Mumbai",
  "shortName": "VCIPL/Mumbai",
  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
"client": {
  "_id": "5fc6a0d8da3c631ed41d1820",
  "type": "BANK",
  "name": "Cosmos Bank",
  "displayName": "Cosmos Bank",
  "initial": "CB",
  "remark": "Temp",
  "status": true
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"branch": {
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  "name": "Chembur East Branch\t",
  "branchCode": "",
  "mobileNo": "02225140903",
  "alternateMobileNo": "",
  "email": "cosmos@cosmos.com",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Plot no 239. Ground floor. Central avenue road. Near ambedkar garden.
Chembur east . Mumbai 400071\n"
},
"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "label": "Commercial",
  "value": "Commercial"
},
"zone": {
  "_id": "60f919bff3dd69653a5926b8",
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"staff": {
  "pickupPerson": {
    "type": "EMPLOYEE",
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  "_id": "60b7177d2ffdf65bcd65882a",
  "role": "PICKUPPERSON",
  "firstName": "Saurabh",
  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
  "workWithDocumentMaker": "",
  "profilePhoto": "users/60b7177d2ffdf65bcd65882a/
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},
"siteEngineer": {
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  "_id": "60f9343b45132d6a6bdd96e8",
  "role": "SITEENGINEER",
  "firstName": "Rajesh",
  "email": "rajeshb.ghadi@gmail.com",
  "lastName": "Ghadi",
  "mobileNo": "8652092666",
  "designation": "",
  "shortName": "RHG",
  "workWithDocumentMaker": ""
},
"rateVerifier": {
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  "_id": "64dc7184ccaf1e7b7f637f47",
  "role": "FRONTDESK",
  "firstName": "Binumon",
  "email": "binu@vastukala.org",
  "lastName": "Moozhickal",
  "mobileNo": "9930252906",
  "designation": "Back Office Team Leader",
  "shortName": "BS",
  "workWithDocumentMaker": "5ffe92d27737ca4d986b6453",
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},
"maker": {
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  "_id": "60f91b6f344e052188ffd1fc",
  "role": "MAKER",
  "firstName": "Jayaraja",
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  "designation": ""
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    "mobileNo": "9930252906",
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      "valuersRegistrationNumber": [
        {
          "value": "IBBI/RV/07/2018/10366",
          "label": "Registered Valuer"
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      ],
      "type": "EMPLOYEE",
      "_id": "5ffe92d27737ca4d986b6453",
      "role": "VALUER",
      "firstName": "Manoj",
      "email": "manoj@vastukala.org",
      "lastName": "Chalikwar",
      "mobileNo": "9819597579",
      "designation": "Registered Valuer",
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        {
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          "_id": "60af80072ffdf65bcd658651",
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        }
      ],
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        "title": {
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  "title": {
    "value": "Chartered_Engineer",
    "label": "Chartered Engineer"
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  "_id": "60af80072ffdf65bcd658653",
  "number": "AM161706-3"
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  "number": "IBBI/RV/07/2018/10366"
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"shortName": "MBC",
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\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
}
]
},
"clientType": {
  "label": "Bank",
  "value": "BANK"
},
"location": {
  "latitude": "19.083549079817608",
  "longitude": "73.00348923594264"
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  "type": "Point",
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    19.083549079817608
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"siteVisit": {
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      "dateTime": "2024-07-17",
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  "finalMeasurementType": "Sq. Ft.",
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    "name": "Country",
    "key": "country",
    "value": "India",
    "label": false
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  "village": {
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    "name": "Village",
    "key": "village",
    "value": "Vashi",
    "label": true
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    "name": "Floor No",
    "key": "floorNo",
    "value": "Ground",
    "label": false
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    "value": "",
    "label": true
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    "key": "district",
    "value": "Thane",
    "label": true
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  "city": {
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"label": false
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  "key": "tahsilNo",
  "value": "",
  "label": true
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  "key": "taluka",
  "value": "Thane",
  "label": true
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"plotNo": {
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  "key": "plotNo",
  "value": "33",
  "label": true
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  "key": "buildingName",
  "value": "Intelligentia Business Park",
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  "key": "selectArea",
  "value": "24",
  "label": true
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  "key": "street1",
  "value": "",
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  "name": "Landmark",
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  "value": "",
  "label": false
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"wing": {
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  "name": "Wing",
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  "value": "",
  "label": true
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"projectName": {
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  "key": "projectName",
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  "label": false
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  "key": "oldSurveyNumber",
  "value": "",
  "label": true
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"newSurveyNumber": {
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  "key": "newSurveyNumber",
  "value": "",
  "label": true
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"hissaNo": {
  "status": false,
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"name": "Hissa No.",
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"value": "",
"label": true
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  "value": "",
  "label": true
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  "key": "blockNo",
  "value": "",
  "label": true
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"selectNo": {
  "status": true,
  "name": "Flat / Unit / Office / Gala No.",
  "key": "selectNo",
  "value": "/ Kiosk No. K-43",
  "label": false
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  "key": "municipalityWardNo",
  "value": "",
  "label": true
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  "key": "khataNo",
  "value": "",
  "label": false
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  "value": "",
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"SRO": {
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  "label": false
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  "key": "policeStation",
  "value": "",
  "label": false
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  "key": "GUTNo",
  "value": "",
  "label": true
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  "key": "postalCode",
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  "label": false
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"suburb": {
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  "name": "Suburb",
  "key": "suburb",
  "value": "",
  "label": false
}
},
"flatSpecifications": {
  "roof": {
    "value": "R.C.C._slab",
    "label": "R.C.C. slab"
  },
  "flooring": {
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    "label": "Vitrified tiles flooring"
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},
}
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"doors": {
  "value": "MS_Rolling_Shutter",
  "label": "MS Rolling Shutter"
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"windows": {
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},
"fittings": {
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  "label": "Concealed Electrification"
},
"finishing": {
  "value": "Cement_Plastering",
  "label": "Cement Plastering"
}
},
"general": {
  "ownership": {
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    "label": "Sole Ownership"
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  "populationClassList": {
    "value": "MiddleClass",
    "label": "Middle Class"
  },
  "populationGroupList": {
    "value": "Urban",
    "label": "Urban"
  },
  "townplanApprovedByList": {
    "value": "NMMC",
    "label": "Navi Mumbai Municipal Corporation"
  },
  "whetherCoveredUnderAnyState": {
    "value": "No",
    "label": "No"
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  "asPerActualAgreement": {
    "north": "Shops",
    "west": "MAFCO Road",
    "south": "Vanita Chambers",
    "east": "Internal Road / Janata Bazaar"
  },
  "asPerDocumentAgreement": {
    "north": "Information not available",
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"west": "Information not available",
"south": "Information not available",
"east": "Information not available"
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"unitBoundaries": {
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    "west": "",
    "south": "",
    "east": ""
  },
  "asPerDocument": {
    "north": "",
    "west": "",
    "south": "",
    "east": ""
  },
  "isDisplay": false,
  "title": "Boundaries of The Flat"
},
"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses",
    "status": true
  },
  "taxies": {
    "title": "Taxies",
    "status": true
  },
  "auto": {
    "title": "Auto",
    "status": true
  },
  "privateCars": {
    "title": "Private Cars",
    "status": true
  }
},
"extraDetailOfProperty": "The composition of commercial shop is having single vacant unit.",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan No. NRV/16831 Dated 17.03.2023 issued by Navi Mumbai Municipal Corporation.",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
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"compoundWall": "6'.0\" High, R.C.C. column with B. B. masonry wall"
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"compositeRate": {
  "remark": "As per site inspection, found the concern small shop value sale out in
lumpsum basis as per Estate Agent information. Hence the market value considered
accordingly.",
  "depreciationPercentage": "",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
},
"igrRate": {
  "propertyName": "Shop",
  "rate": "127200",
  "landRate": "42700",
  "igrImage": "cases/669618db649e5b0af9dc991b/igr_1721465401535_Image.png",
  "squareMeterGuideLineRate": "127200.00",
  "squareFeetGuideLineRate": "11817.00"
},
"igrFinalRate": {
  "floorRatePercentage": "80",
  "depreciationPercentage": "0",
  "rate": "127200.00",
  "squareMeterGuideLineRate": "101760.00",
  "squareFeetGuideLineRate": "9454.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
  },
  "propertyTypeOfUseList": {
    "value": "Commercial_use",
    "label": "Commercial use"
  },
  "propertyOccupiedByList": {
    "value": "Vacant",
    "label": "Vacant"
  },
  "monthlyRent": "N.A",
  "assessmentNo": "Information not available",
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"taxPaidHolderName": "Information not available",
"taxAmount": "Information not available",
"electricityServiceConnectionNo": "Information not available",
"meterCardHolderName": "Information not available",
"undividedAreaOfLandAsPerSaleDeed": "Information not available",
"floorSpaceIndex": "As per NMMC norms",
"tenantName": "",
"maintenanceOfFlat": "Vacant shop"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
  },
  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
    "value": "R.C.C._slab",
    "label": "R.C.C. slab"
  },
  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Covered Parking Space",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
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"year": "2022",
"fullDate": "1/1/2022"
},
"planningArea": {
  "value": "Commercial",
  "label": "Commercial"
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"typeOfStructure": {
  "value": "R.C.C._Framed_Structure",
  "label": "R.C.C. Framed Structure"
},
"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
},
"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
},
"materialUsedList": {
  "value": "Information_Not_Available",
  "label": "Information Not Available"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Designed_as_per_I.S._codes",
  "label": "Designed as per I.S. codes"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "0",
  "label": "No"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
}
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},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceIssues": {
  "value": "0",
  "label": "No"
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"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
},
"systemOfAirConditioning": {
  "value": "0",
  "label": "No"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_agreement",
  "label": "As per agreement"
},
"isSiteVisitAllowed": true,
"ageOfBuilding": "2",
"totalLifeBuilding": "60",
"estimatedAge": "58",
"noOfBasement": "1",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "6",
"flatFloorNo": "Ground",
"noOfLifts": "4",
"noOfDwellingUnitsInBuilding": "93"
},
"finalPlinthArea": {
  "area": "35.20",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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},
"routeMap": {
  "routeMapDetail": {
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    },
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routeMap_1721635673189_Image.png",
    "routeLat": "19.071615",
    "routeLng": "73.009644",
    "stationName": "Sanpada",
    "routeDistance": "1.1 km."
  },
  "finalLatLng": {
    "coordinates": [
      null,
      null
    ],
    "type": "Point"
  },
  "showLocation": {
    "latLng": true,
    "finallatLng": true
  },
  "locationMapImg": [
    {
      "id": "vjrgsc",
      "name": "vjrgsc",
      "image": "cases/669618db649e5b0af9dc991b/
routeMap_1721635496690_Image.png"
    }
  ]
},
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "98000.00",
    "depreciationPercentage": "0",
    "depreciatedCostOfConstruction": "0.00",
    "totalFairMarketValue": "1504000.00"
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",

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"totalshowcasesRate": "0",
"kitchenArrangementsQty": "0",
"kitchenArrangementsRate": "0",
"totalkitchenArrangementsRate": "0",
"superfineFinishQty": "0",
"superfineFinishRate": "0",
"totalsuperfineFinishRate": "0",
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  "status": false
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  "floorsCompleted": "",
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  "status": false
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  "status": false
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    "orientation": "landscape"
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    "orientation": "portrait"
}
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"compositionImages": [
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    "orientation": "portrait"
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    "name": "Shop",
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    "orientation": "portrait"
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  "builtUpRateRange": {
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    "max": "60607.00"
  },
  "saleableRateRange": {
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    "max": "50506.00"
  }
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  "status": true,
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  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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  "value": "LEAD"
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"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "32.00",
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"isAdvanceInvoice": false,
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"paymentStatus": "PENDING",
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"ownerName": "Mr. Shashikant Dattu Adsul",
"ownerPhoneNo": "9820732998",
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"appAddress": "Kiosk no. K-44, Ground, Floor, Intelligentia Business park, Vashi",
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      "label": "Agreement for sale"
    },
    "inputs": {
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      "from": {
        "value": "Promoter",
        "label": "Promoter"
      },
      "Promoter": "M/s. Haware Finance Private Limited",
      "to": {
        "value": "Purchaser",
        "label": "Purchaser"
      },
      "Purchaser": "Mr. Shashikant Dattu Adsul",
      "number": {
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        "label": "Registration No"
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      "Registration_No": "14423/2024"
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  },
  {
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      "label": "Approved Building Plan"
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        "value": "Navi_Mumbai_Municipal_Corporation.",
        "label": "Navi Mumbai Municipal Corporation."
      },
      "number": {
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},
{
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    "label": "RERA Certificate"
  },
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    "nameOfApprovingAuthority": {
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      "label": "Maharashtra Real Estate Regulatory Authority"
    },
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      "label": "No"
    },
    "No": "P51700011404"
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  "fileName": "document_1721641201028_P51700011404.pdf"
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    "label": "No"
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"fileName": "document_1721641299581_1_Commencement_Certificates___NA_Or
der_for_plotted_development.pdf"
}
],
"caseNumber": "009933",
"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Jul 16 2024 12:23:15 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Shashikant Dattu Adsul",
    "phone": "9820732998",
    "ownershipShare": "",
    "email": "",
    "id": "923317"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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      "value": "Square_Feet",
      "label": "Square Feet"
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"width": "",
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"extraAreas": []
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"otherComposition": [],
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    "label": "Agreement for sale"
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  "totalAreaDocument": "32",
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  "docFinalBuiltUp": "35.2",
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  "docFinalSaleable": "0",
  "docFinalSaleableSquareMeter": "0"
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    "percentage": ""
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"saleableArea": {
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"squareMeterArea": "11.15",
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"expectedPrice": "5000000",
"expectedRate": "54999.45",
"builtUpExpectedRate": "5000000",
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"area": "60.00",
"squareMeterArea": "5.57",
"expectedRate": "66666.67",
"percentage": ""
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"builtUpArea": {
"area": "66.00",
"squareMeterArea": "6.13",
"expectedRate": "60606.06",
"percentage": "10"
},
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"area": "79.20",
"squareMeterArea": "7.36",
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  "saleablePercentage": "20",
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  "floor": "",
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  "expectedPrice": "4000000",
  "expectedRate": "66666.67",
  "builtUpExpectedRate": "60606.06",
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  "id": "309112"
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    "squareMeterArea": "10.19",
    "expectedRate": "32366.89",
    "percentage": ""
  },
  "builtUpArea": {
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    "squareMeterArea": "11.21",
    "expectedRate": "29423.95",
    "percentage": "10"
  },
  "saleableArea": {
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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  "printlnReport": true,
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  "area": "109.68",
  "builtUpPercentage": "10",
  "saleablePercentage": "0",
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"areaType": "Carpet",
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"expectedRate": "32366.89",
"builtUpExpectedRate": "29423.95",
"image": "cases/669618db649e5b0af9dc991b/
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"squareMeter": "10.19",
"id": "240248"
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"path": "cases/669618db649e5b0af9dc991b/
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    "path": "cases/669618db649e5b0af9dc991b/
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externallmg_1721621522914_WhatsApp_Image_20240718_at_083642.jpeg",
    "orientation": "portrait"
  }
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Business Park, Haware Properties (formerly known as Rainbow Business Park), Plot No. 33, Sector 24, Village - Vashi, Taluka - Thane, District - Thane, Turbhe, Navi Mumbai, PIN - 400 705, State - Maharashtra, India",

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"ownershipShare": "",
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"flatRate": "47000",
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Name	Length	Width	Total
Composition :			
Shop	7'8"	4'3"	32.58
Other Composition :			